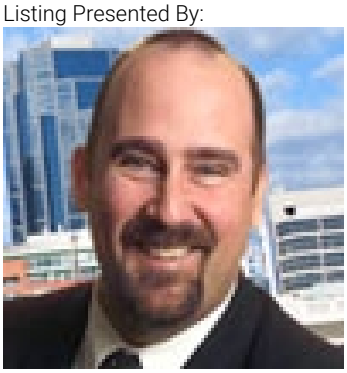


311 Douglasbank Green Calgary Alberta

$724,900

Beautifully maintained 2-storey home, tucked into a quiet, friendly cul-de-sac in Douglasdale. This home has all the big-ticket updates done: Poly-B removed (2019), all windows replaced (2019/2020), roof shingles (2019), central air (2024), 2 new basement egress windows (2025), new hardwood (2018/2019), furnace approx 13 years old. A Handy Laundry Chute on the top floor & main floor, sends your laundry right to the basement. Peace of mind for years to come. Inside, enjoy rich hardwood floors, a bright refreshed kitchen, cozy family room with gas fireplace, and a sunny loft upstairs. The king-sized primary suite features a large walk-in closet and heated-floor. The finished basement offers a rec room with gas fireplace, wet bar, 3-pc bathroom with heated floors, a bedroom with a new egress window, plus a versatile workroom with new egress window. The backyard is a private retreat with a new Dura Deck in 2025, step-down patio, mature trees, perennial gardens, gazebo, and a tranquil fishpond with fountain and waterfall. An underground irrigation system helps keep the lush lawn and beautiful gardens looking their best throughout the season. Douglasdale is loved for its mature landscaping, Bow River pathways, nearby schools, parks, playgrounds, sports fields, and easy access to Seton, South Health Campus, and both YMCA facilities. A warm, welcoming street where neighbors look out for one another. Move in ready! Book your showing today! Seller prefers a longer closing but will consider an earlier date. (id:6769)

Listing Presented By:



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Bedroom 9.67 Ft x 13.67 Ft
Family room 26.92 Ft x 18.00 Ft
3pc Bathroom 7.25 Ft x 7.92 Ft
Laundry room 17.17 Ft x 10.25 Ft
2pc Bathroom 5.83 Ft x 5.08 Ft
Den 5.83 Ft x 5.58 Ft
Dining room 15.75 Ft x 7.83 Ft
Family room 21.17 Ft x 10.17 Ft

Kitchen 16.92 Ft x 15.33 Ft
Living room 12.17 Ft x 14.83 Ft
Primary Bedroom 12.17 Ft x 17.25 Ft
Bedroom 10.00 Ft x 11.17 Ft
Bedroom 10.08 Ft x 13.58 Ft
Study 14.50 Ft x 9.42 Ft
5pc Bathroom 12.17 Ft x 11.67 Ft
4pc Bathroom 8.00 Ft x 5.33 Ft

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